BOOK 9374 PAGE 461

Box 3
CAW

FROM: Ila B. Phillips

TO: The Robert S. Lipman Company

THIS INSTRUMENT PREPARED BY:
BOULT, CUMMINGS, CONNERS, & BERRY, ATTORNEYS
NATIONSBANK PLAZA, SUITE 1600
414 UNION STREET
NASHVILLE, TENNESSEE 37219

| Address New Owner as follows: | Send Tax Bills to: | Map-Parcel No. |
|---|---|---|
| The Robert S. Lipman Company | SAME | 94-13-19 |
| 299 Hemitage Avenue | | 94-13-20 |
| Nashville, TN 37210 | | 94-13-21 |

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $30,000.00.

Affiant

Subscribed and sworn to before me, this the 9 day of June, 1994.

Notary Public

My Comm. Expires: 11-20-96

59624

IDENTIF. & REFERENCE

JUN -9 PM 3:57

DAVIDSON COUNTY, TN.

## GENERAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Ila B. Phillips, a widow**, hereinafter called "GRANTOR", has bargained and sold, and by these presents does transfer and convey unto **The Robert S. Lipman Company**, a Tennessee corporation, herein called "GRANTEE", its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

(SEE EXHIBIT A ATTACHED HERETO AND INCORPORATED BY REFERENCE AS FULLY AS THOUGH COPIED HEREIN.)

Said property is transferred subject to the limitations, restrictions, and encumbrances set forth on Exhibit A.

This is improved property known as 14 Keith Street, 16 Keith Street and 18 Keith Street, Nashville, Davidson County, Tennessee 37210.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its successors and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and GRANTOR does further covenant and bind herself, her heirs successors, assigns and representatives to warrant and forever defend the title to the said land to the said GRANTEE, its successors and assigns, against the lawful

claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 9th day of June, 1994.

Mrs. Ila Phillips
Ila B. Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ila B. Phillips, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, this the 9th day of June, 1994.

Carol A. Wilson
NOTARY PUBLIC

My Commission Expires: 11-20-96

EXHIBIT A BOOK 9374 PAGE 466

(Legal Description)

Land in Davidson County, Tennessee, described as follows:

TRACT I: (18 Keith Street - Map-Parcel 94-13-19)

A certain lot or parcel of land situate, lying and being in the 2nd, formerly the 14th, Ward of the City of Nashville, Davidson County, Tennessee, and more particularly described as follows:

Being the southerly 16-2/3 feet of Lot No. 7 and the northerly 16-2/3 feet of Lot No. 8 of Block "K" on the plan of Hermitage Addition, as of record in Book 57, pages 43 and 108, Register's Office for said County.

Said parts of Lots Nos. 7 and 8 front together 33-1/3 feet on the easterly side of Keith Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Emerson R. Boner and Ila B. Phillips by deed from Lena Boner of record in Book 5431, page 263, said Register's Office, and also being the same property conveyed to Ila B. Phillips by deed from Emerson R. Boner of record in Book 5527, page 28.

TRACT II: (16 Keith Street - Map-Parcel 94-13-20)

Land in Davidson County, Tennessee, being the southerly 33 1/3 feet of Lot No. 8 in Block "K" of the Hermitage Addition, a plan of which is of record in Book 57, pages 43 and 108, Register's Office for said County.

Said southerly 33 1/3 feet of Lot No. 8 fronts 33 1/3 feet on the easterly side of Keith Street and runs back between parallel line 150 feet to an alley.

Being the same property conveyed to Bennie C. Phillips and wife Ila B. Phillips by deed from Robert L. Pugh and wife Pauline E. Pugh of record in Book 2036, page 385, said Register's Office, the said Bennie C. Phillips having since died.

TRACT III: (14 Keith Street - Map-Parcel 94-13-21)

Being Lot #9 in Block "K" in Hermitage Addition in Nashville, Tennessee, of record in Book 57, pages 43 and 108, in the Register's Office for Davidson County, Tennessee.

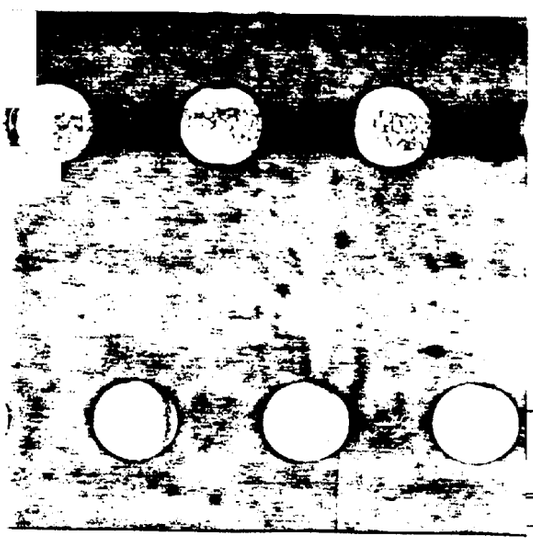
Said Lot #9 fronting 50 feet on the East side of Keith Street and running back East between parallel lines 150 feet to an alley.

Being the same property conveyed to B.C. Phillips and wife Ila B. Phillips by deed from Douglas H. Jackson et al. of record in Book 3910, page 323, re-recorded in Book 3923, page 237, said Register's Office, and by deed from Anna Pierson Ingram of record in Book 3910, page 327, said Register's Office, the said B.C. Phillips having since died.

4539 06/09 0101 03CHECK 124.00

The above-property is conveyed subject to the following:

Property tax for the current year which has been prorated at the time of closing.



**OFFICIAL RECEIPT**
**FELIX Z. WILSON, II**
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

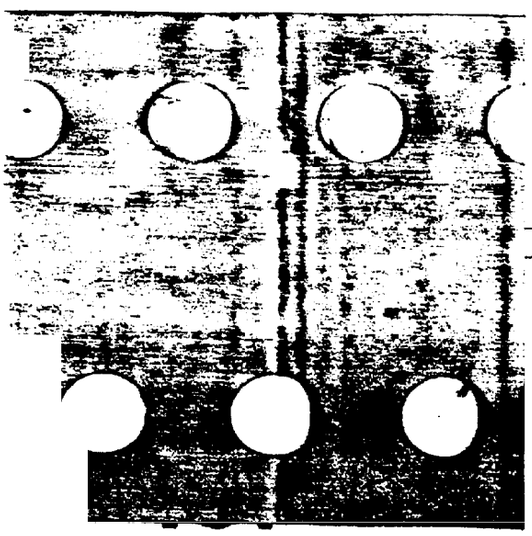
RECEIVED OF _____

FOR _____

BOOK 9374 PAGE 467

| | | |
|---|---|---|
| CO - CONVEYANCE | CC - CERTIFIED COPY | MISC - MISCELLANEOUS |
| MO - MORTGAGE | REL - RELEASE | CO TX - STATE TAX CONVEY |
| WD - WARRANTY DEED | UCC - UNIFORM COMMERCIAL CODE | MO TX - STATE TAX MORT |
| TD - TRUST DEED | | PRFEE - PROBATE FEE |

| DATE | SYMBOL | VALUATION | TAX AND FEES | TOTAL PAID |
|---|---|---|---|---|



| | |
|---|---|
| CAMT | 30000.00 |
| CON TX | 111.00 |
| PRFEE | 1.00 |
| WDEED | 12.00 |
| TOTAL | 124.00 |
| CHECK | 124.00 |

06/09/94 01 15:57 0001 4539

**RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK**

59624
IDENTIF. ↑ REFERENCE

94 JUN -9 PM 3:57

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TN.

**No.** 801298